



Eddie A. Perez
Mayor

One City, One Plan

POCD 2020

Hartford's Plan of Conservation
and Development

Hartford Planning & Zoning Commission

What is “One City, One Plan”?

- A shared vision for Hartford’s future
- A tool to guide policies and development
- The foundation for land use regulations
- The basis for Capital Improvement Projects
- A resource for information about all of Hartford’s plans



What are the plan's goals?

- Promote livable and sustainable neighborhoods
- Protect the City's natural and built environment
- Enhance mobility through transit, pedestrian and bicycle systems city-wide
- Advance downtown's role as the region's center for commerce, culture and city living
- Promote and encourage the integration of sustainable practices



Plan Priorities

- Jobs Development Related to Green & Sustainable Practices
- Revision of Zoning Regulations
- Multimodal Transit Facility/TIGER Plan
- Transportation Coordination Plan
- Walkability Plan
- Parks Maintenance
- Retail Marketing Taskforce
- Parking Strategy Related to Retail
- Schools and Municipal Facilities Plan
- Downtown Housing
- Green and Sustainable Practices
- Public Safety
- Historic Preservation
- “Complete” Neighborhoods



Progress To Date

1. Planning Division & Consultant created 1st Draft.
2. 5 Theme Panels held to introduce “One City, One Plan” and elicit feedback.
3. Met with NRZs to discuss priority projects and Generalized Land Use Map.
4. Created 2nd Draft incorporating public input:
 1. Edited chapter text
 2. Created Action Agenda
 3. Presented Generalized (Future) Land Use Map



Future Land Use Map

What is it for?

- Identifies the most appropriate locations for major land uses including:
 - Residential
 - Commercial
 - Mixed uses
 - Industrial
 - Institutional uses
 - Conservation and Open Space
- Forms the basis for Zoning regulations

Land Use:

Provides a conceptual understanding of desired type and intensity of future development.

Zoning:

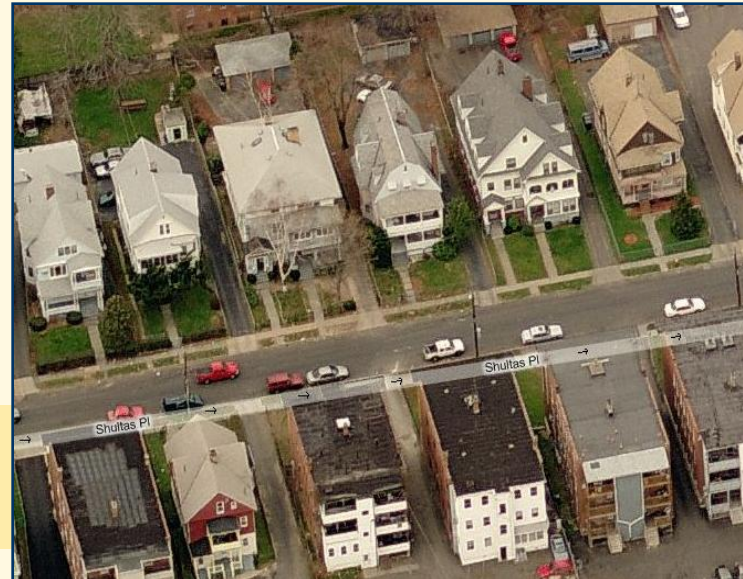
Specifically regulates density, lot dimensions, setbacks, height, open space, parking and use.



Future Land Use Map

Residential Use Categories:

- Low Density Residential (LDR)
 - 1 or 2 unit structures
- Medium Density Residential (MDR)
 - Up to 3 unit structures



Future Land Use Map

Residential Use Categories:

- Medium High Density Residential (MHDR)
 - 4-6 unit structures
- High Density Residential (HDR)
 - 6+ unit structures



Future Land Use Map

Mixed Use Categories:

- Neighborhood Business Mixed Use (NB)
 - Small to medium sized businesses
 - Frontage on major thoroughfares
 - Office, retail, restaurants, residential
 - Mixed side-by-side or stacked
- Commercial, Office, Residential Mixed Use (CORMU)
 - Larger scale developments
 - Adaptive reuse
 - Mixed side-by-side or stacked



Future Land Use Map

Mixed Use Categories:

- Central Business (CB)
 - Allows most types of commercial uses
 - Residential can be mixed or free-standing
 - Commercial parking permitted
- General Business (GB)
 - Commercial, retail & mixed uses
 - Regional shopping centers



Future Land Use Map

Industrial Categories:

- General Industrial (I)
 - Light & heavy industrial uses

Institutional Categories:

- Education, Public Administration, Health Care and Other Institutional (EPUB)
 - Schools/school admin buildings, Government buildings, Hospitals, medical offices, churches, community centers
 - Stand-alone residential not permitted



Future Land Use Map

Park & Open Space Categories:

- Green Space/ Conservation/ Recreation (GREEN)
 - Parks, cemeteries, protected land, wetlands, and conservation corridors

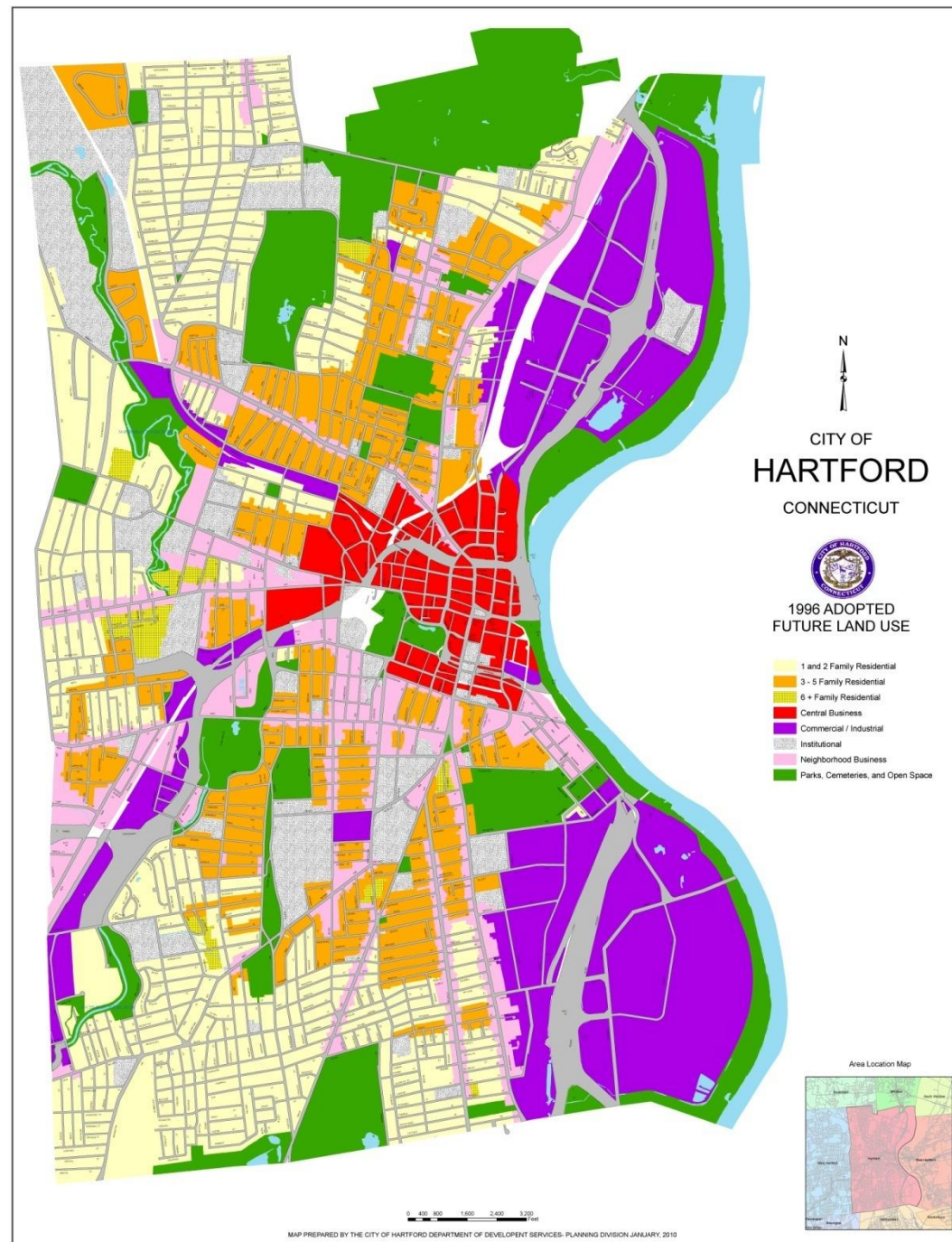


Right of Way (ROW)

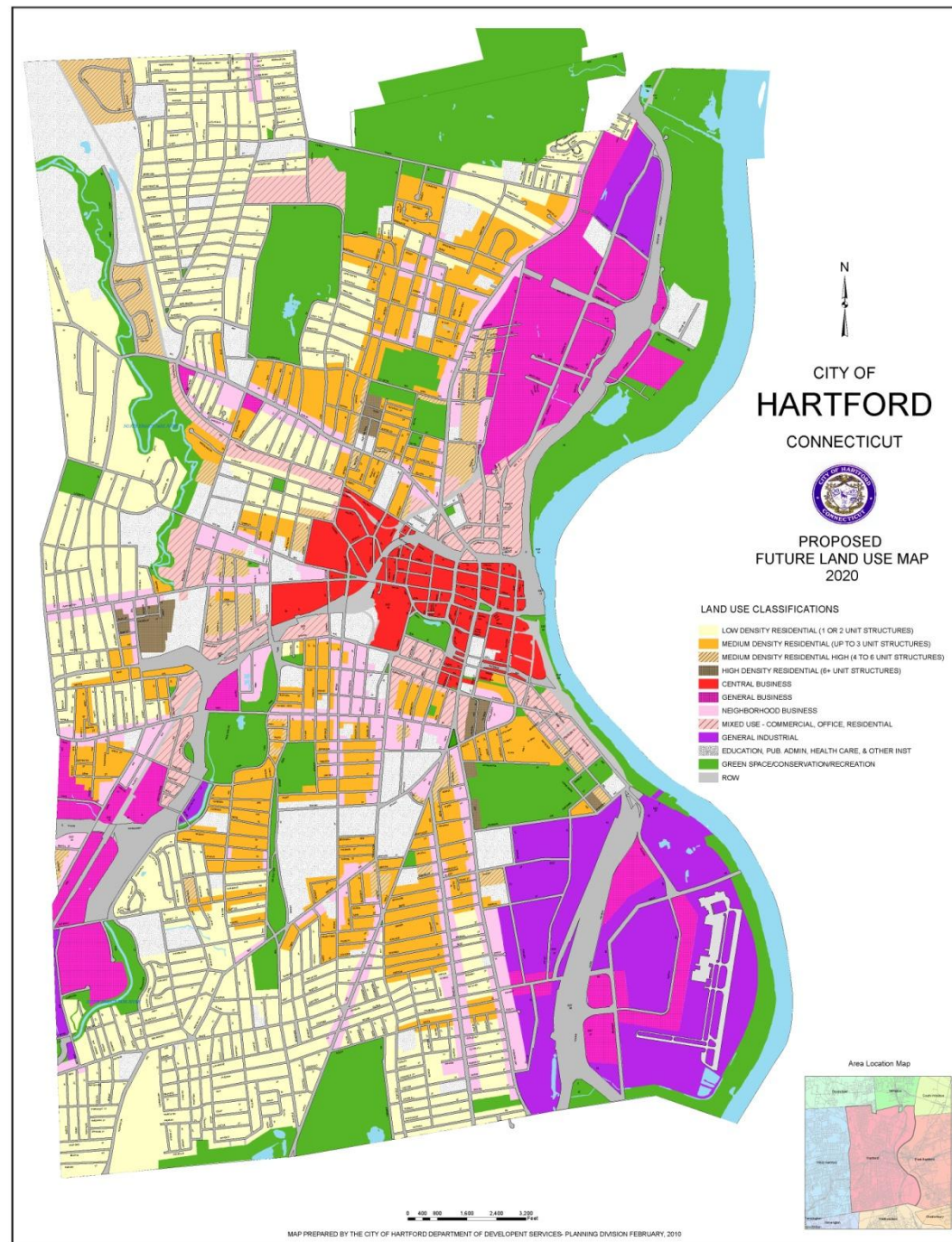
- Local roads, interstate highways, railroad corridors



Adopted Future Land Map (1996)



Proposed Future Land Use Map (2020)



Neighborhoods in “One City, One Plan”

- How are NRZ plans and other Neighborhood Plans incorporated into the POCD?
 - Action items included in “Neighborhoods” chapter
 - Action items included in “Action Agenda”
 - Capitol improvement projects illustrated on “Neighborhood Plan Improvements” map
 - Land use changes included in “Future Land Use” map

One City, One Plan

Neighborhoods

Chapter 13



KEY TOPICS

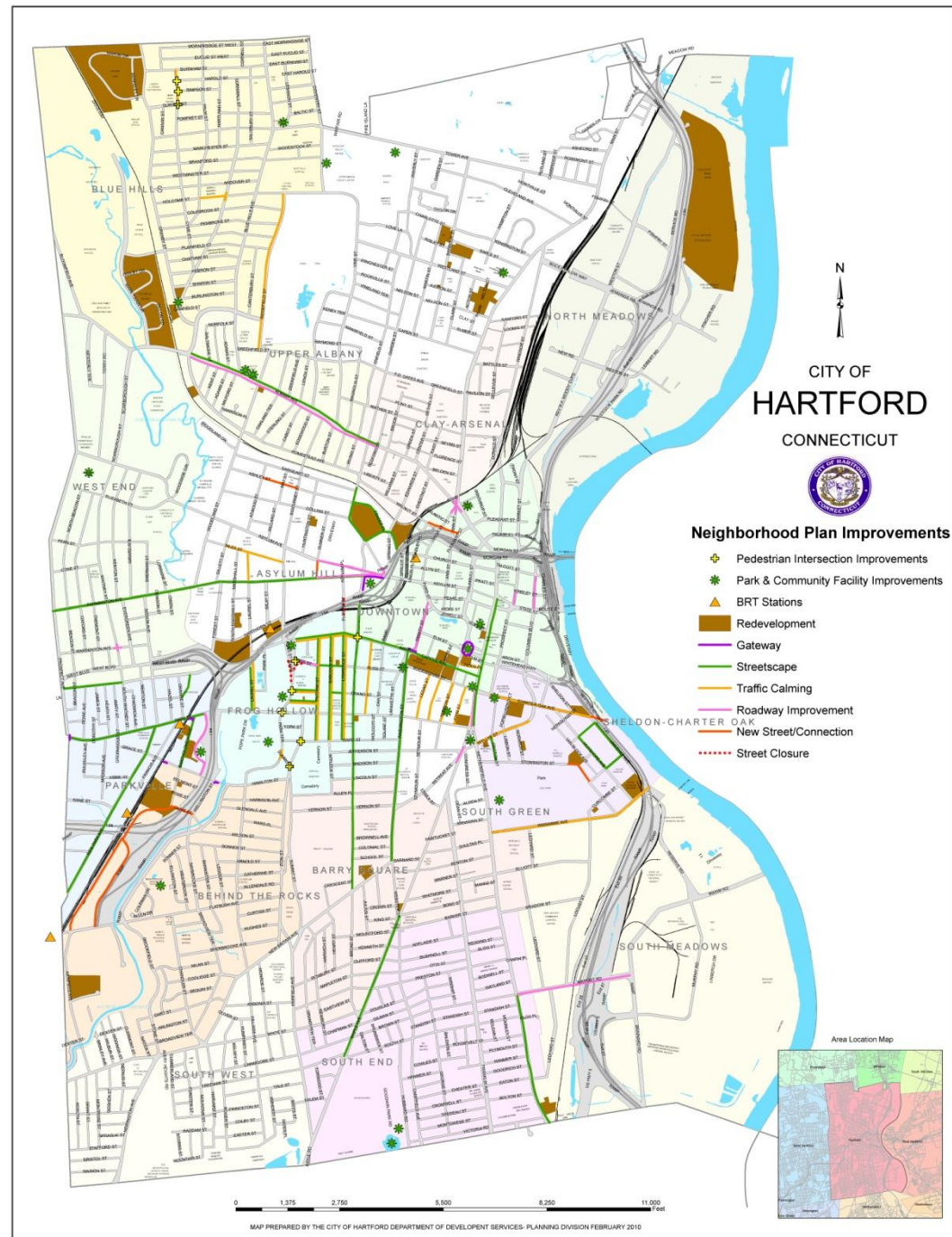
- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
 - Asylum Hill
 - Barry Square
 - Behind the Rocks
 - Blue Hills
 - Clay Arsenal
 - Frog Hollow
 - Northeast
 - Parkville
 - Sheldon/Charter Oak
 - South Downtown
 - South End
 - South Green
 - South West
 - Upper Albany
 - West End
 - North Meadows
 - South Meadows



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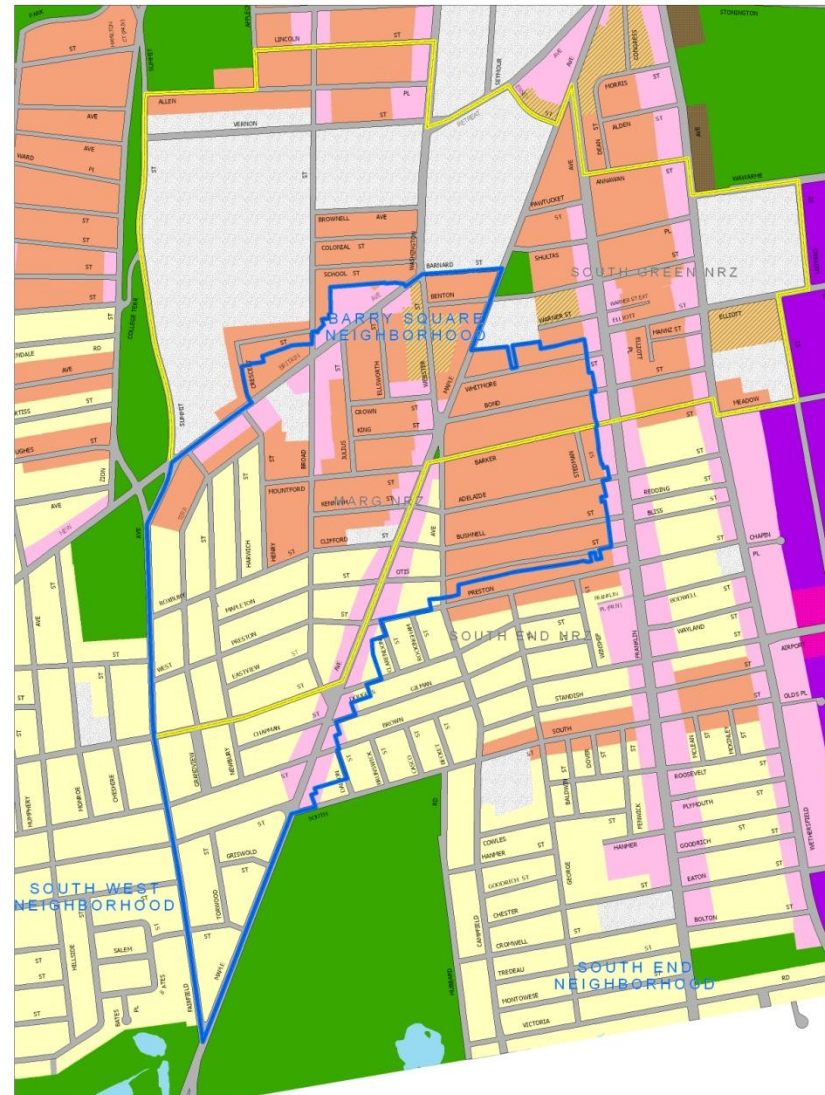


Neighborhood Plan Improvement Map



Barry Square

- Capitol Improvement Projects:
 - Maple Ave Streetscape
 - Redevelopment of Mega Foods site
 - Redevelopment of Maple/Benton/Webster Triangle



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PROPOSED FUTURE LAND USE 2020
BARRY SQUARE/MARG AREA

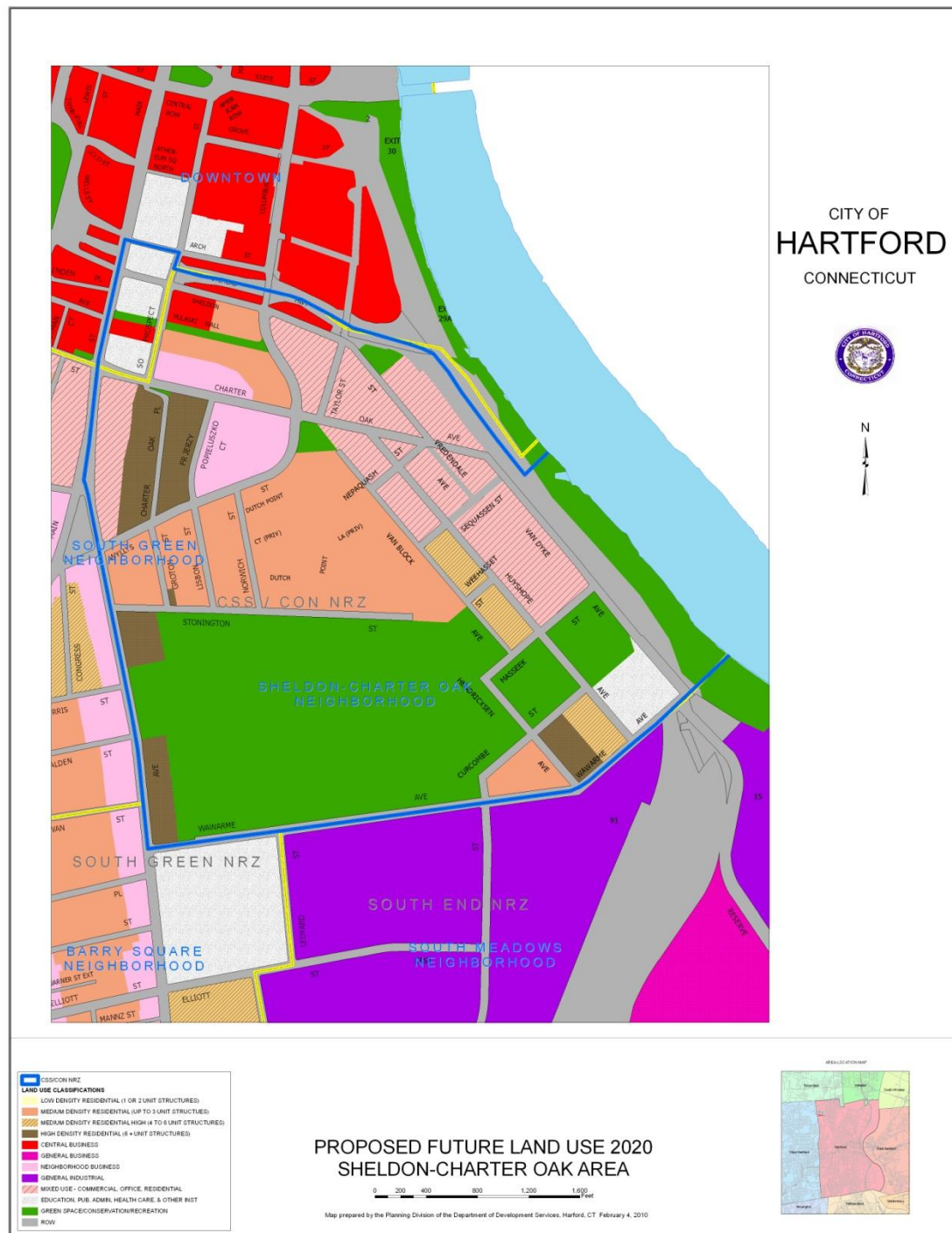
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Map prepared by the Planning Division of the Department of Development Services, Hartford, CT February 4, 2010



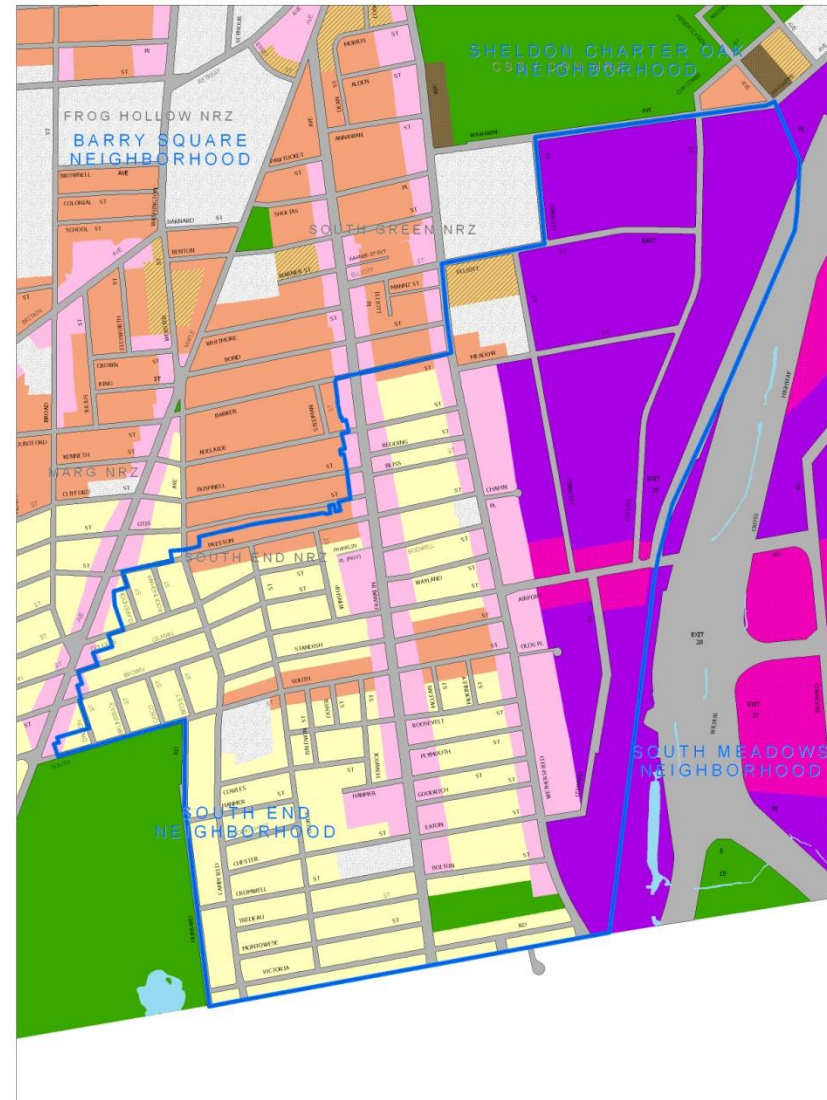
Sheldon-Charter Oak

- Capitol Improvement Projects:
 - Streetscape around Colt Complex
 - Improvements to Riverfront Recapture Park entrance
 - New street connection: Stonington St to Hendricksen Ave
 - Colt Park Botanical Garden
 - Traffic calming on Wawarme Ave, Wyllys St and Charter Oak Ave
 - Redevelopment of identified sites

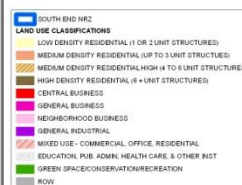


South End

- Capitol Improvement Projects:
 - Streetscape on Wethersfield Ave from Brown to City line
 - Redevelopment of 990-1000 Wethersfield Ave



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PROPOSED FUTURE LAND USE 2020
SOUTH END AREA

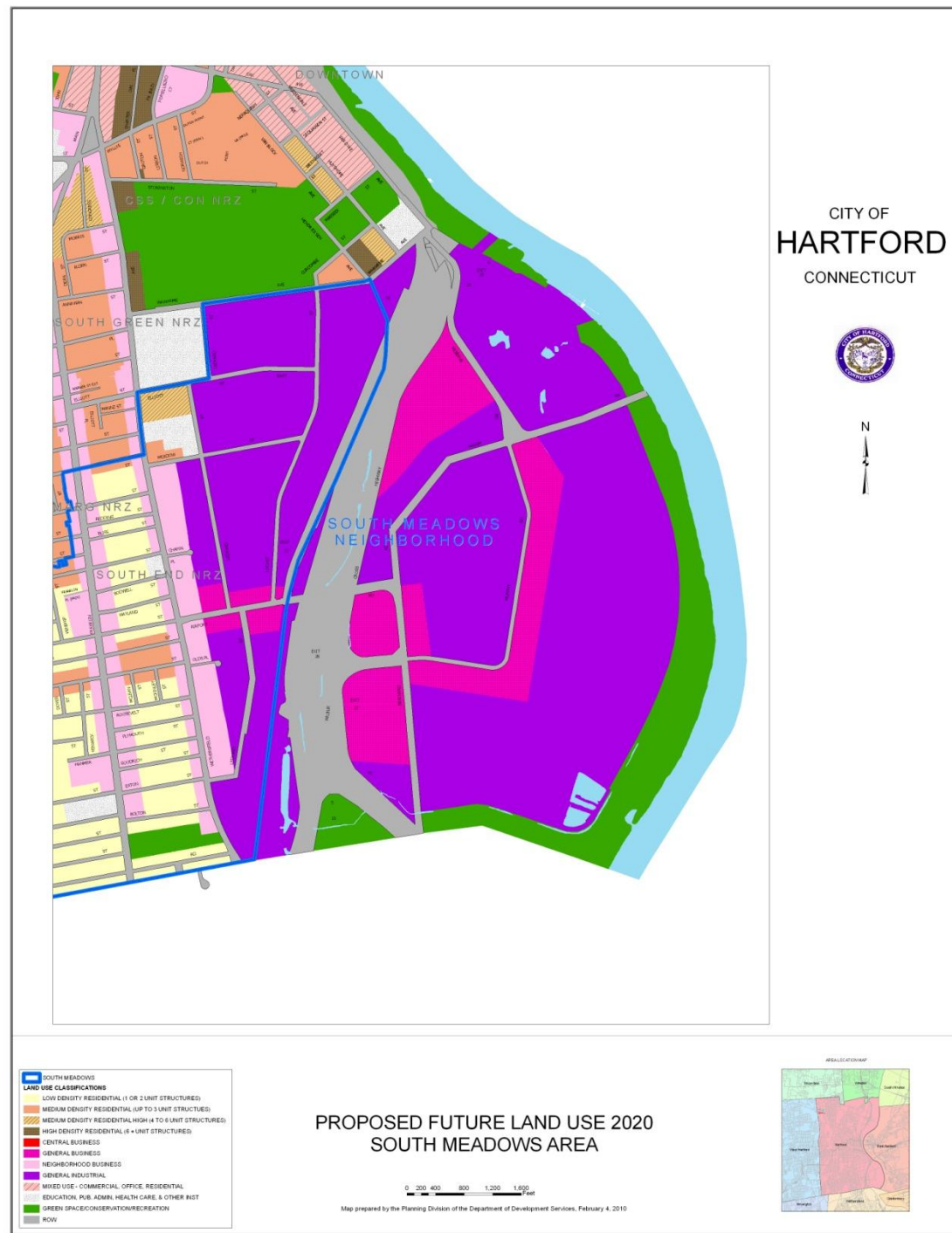
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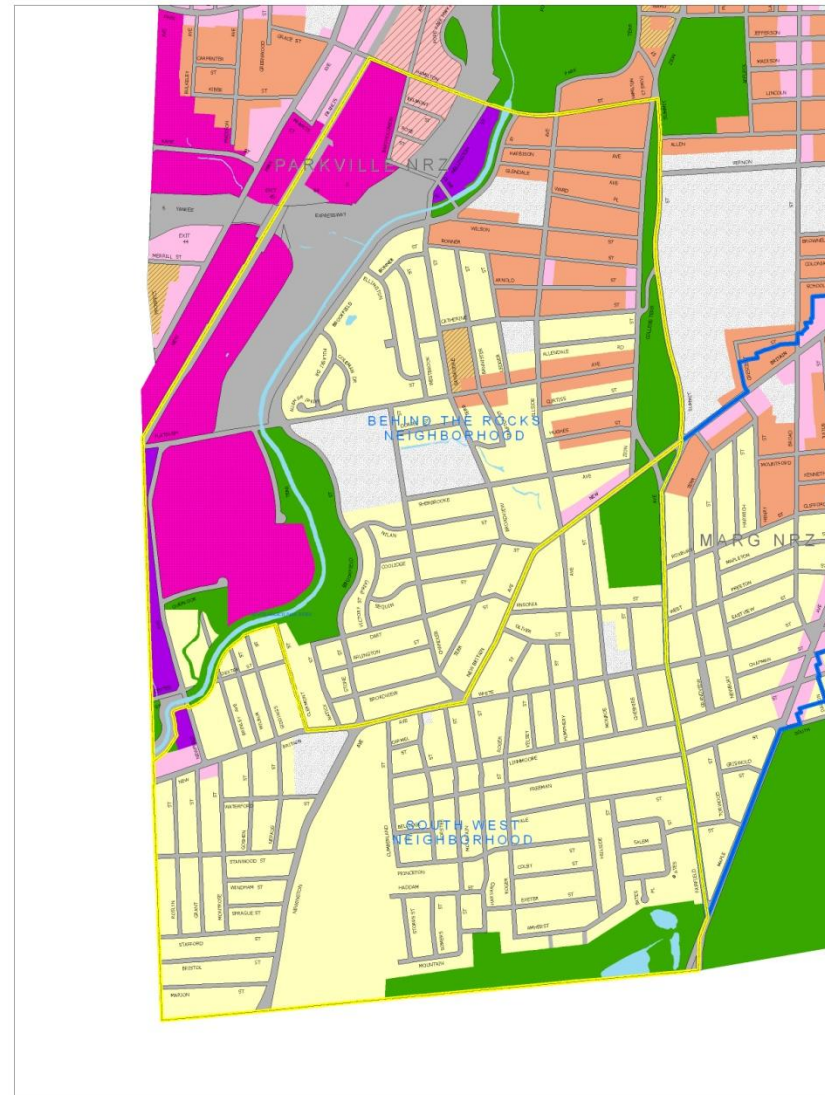
South Meadows

- Capitol Improvement Projects:
 - Traffic improvements on Airport Rd



Southwest

- Capitol Improvement Projects:
 - None identified to date



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**PROPOSED FUTURE LAND USE 2020
BEHIND THE ROCKS, SOUTHWEST AREA**

0 200 400 800 1,200 1,600 Feet

Map prepared by the Planning Division of the Department of Development Services, Hartford, CT February 4, 2010



Next Steps

- Listening Sessions
 - February 9, 11 & 16
- Review by City Council & CRCOG
- Formal Public Hearings
- Final Revisions
- Adoption- May 2010



Thank You

www.hartford.gov/oneplan